

ORIGINAL

**FILED**  
JAN 17 2018  
CLERK  
United States Bankruptcy Court  
San Jose, California

Angela L. Cash, Recovery Account Counsel  
State Bar #230882  
Bureau of Real Estate  
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Attorney for Assignee

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF CALIFORNIA

In re:

James M. Liquori Dba Signature  
Properties,

Debtor,

JOHN DARIANO, TRUSTEE OF THE  
JOHN DARIANO 1992 TRUST, DATED  
NOVEMBER 12, 1992,

Plaintiff,

v.

JAMES M. LIQUORI DBA  
SIGNATURE PROPERTIES,

Defendant.

REAL ESTATE COMMISSIONER OF  
THE STATE OF CALIFORNIA,

Assignee.

CASE NO.: 10-55627 SLJ

CHAPTER 7

Adversary Proceeding No. 10-05241

**ACKNOWLEDGMENT  
OF ASSIGNMENT OF  
JUDGMENT**

(Business and Professions Code  
Section 10479)

In consideration of the amount paid to the undersigned from the Consumer Recovery  
Account of the Real Estate Fund established by the California Bureau of Real Estate ("Recovery  
Account"), and in accordance with Business and Professions Code Section 10479:

1 JOHN DARIANO, Trustee of the John Dariano 1992 Trust, Dated November 12, 1992  
2 ("Judgment Creditor"), hereby declares the following in support of an ASSIGNMENT OF  
3 JUDGMENT:

- 4 1. A Judgment was entered by this court on October 22, 2010 in favor of Judgment  
5 Creditor.  
6 2. Judgment Creditor was awarded damages against Judgment Debtor JAMES M.  
7 LIQUORI, dba SIGNATURE PROPERTIES in the amount of \$120,000.00.  
8 3. Judgment Creditor's Judgment has not been renewed since its entry by this Court.  
9 4. The name and addresses of the Judgment Creditor are:

10 John Dariano, Trustee of the John Dariano  
11 1992 Trust, Dated November 12, 1992  
12 656 Auzerais Ave.  
13 San Jose, CA 95126

John Dariano, Trustee of the John Dariano  
1992 Trust, dated November 12, 1992  
656 Auzerais Ave., Unit A  
San Jose, CA 95126

- 14 5. The last known addresses of record of the Judgment Debtor are:


15 James M. Liquori, individually, and dba  
16 Signature Properties  
17 4113 Ashbrook Cr.  
18 San Jose, CA 95124

James M. Liquori, individually and dba  
Signature Properties  
1190 S. Bascom Avenue, Suite 129  
San Jose, CA 95128

- 19 6. Judgment Creditor hereby transfers and assigns all title, rights, ownership and interest in  
20 the Judgment to the following Assignee:

21 Real Estate Commissioner, State of California  
22 Bureau of Real Estate  
23 1651 Exposition Blvd.  
24 P. O. Box 137007  
25 Sacramento, CA 95813-7007

26 DATED: 3-18-14

27   
JOHN DARIANO, Trustee of the John Dariano  
1992 Trust, dated November 12, 1992

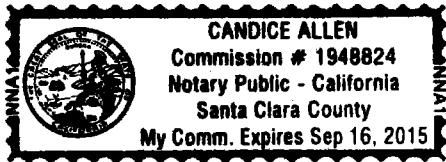
# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Santa Clara

On 3/18/14 before me, Candice Allen, Notary Public  
Date Here Insert Name and Title of the Officer  
 personally appeared John Dariano  
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Candice Allen  
Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

### Description of Attached Document

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

### Capacity(ies) Claimed by Signer(s)

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

☐ Corporate Officer — Title(s): \_\_\_\_\_ ☐ Corporate Officer — Title(s): \_\_\_\_\_

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: \_\_\_\_\_ ☐ Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here

RIGHT THUMBPRINT  
OF SIGNER  
Top of thumb here